

**MINUTES OF the GREAT BUDWORTH PARISH COUNCIL PLANNING  
COMMITTEE MEETING  
held at the PARISH HALL at 7.00 PM on MONDAY 3<sup>rd</sup> April 2017**

**Opened at 7.05pm**

**1. Welcome and record attendance**

**1 Present**

Chairman P McAndrew  
Council Members M Kershaw, M Torrance, R Collier, H Brudenell,

Also present

Clerk C Marshall  
Public 0

**2. Apologies** L Hopkinson, A Lee, H Forewood

**3. Declarations of Interest**

None declared

**4. To hear representations from the public**

No members of the public in attendance.

**5. Planning Application**

(i) New Planning Applications

**(a) Site Address:** 19 Westage Lane Great Budworth Northwich Cheshire CW9 6HJ

**Proposal:** Corkscrew willow on corner of plot - Request felling of this tree. To replant with broadleaf standard, type to be decided

**Reference Number:** 17/00892/CAT

**Resolution:** *No objection.*

**(b) Site Address:** Brownslow House Budworth Lane Great Budworth Northwich Cheshire CW9 6HD

**Proposal:** Erection of a replacement dwelling following demolition of the existing dwelling and associated landscaping works.

**Reference Number:** 17/00896/FUL

**Resolution:** *No objection.*

(ii) Existing planning applications:

**(a) Site Address:** Providence House Church Street Great Budworth Northwich Cheshire CW9 6HH

**Proposal:** Single storey extension to rear and detached summer house.

**Reference Number:** 16/02941/LBC

Planning Application refused by CWAC.

Initial by Chairman:

## 6. Land adjacent to the Avenue

The following feedback was received from Cheshire West and Chester Council:

*“Unless any permission has been granted to change the use of the field, or unless the land has been used continuously for a different use for a period in excess of ten years (and therefore lawful), then as far as I can see, the land could be used for agriculture at any point in the future. This is because agriculture is not classified as ‘development’ in planning terms, and does not sit within any particular Use Class”*

*Clerk to contact CWAC and further query whether if the land is left fallow and nothing further is done to it – is it possible that after a period of 10 years its use can be automatically changed? Further if a caravan was placed on it further after a period of 10 years have a change of use.*

**Closed: 7.20pm**

Signed as a true record .....

**Chairman  
8<sup>th</sup> May 2017**

DRAFT

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